

ALEXANDRINA COUNCIL

NOTICE OF MEETING

Notice is hereby given to the Members that a meeting of the
Development Assessment Panel will be held in the
Large Meeting Room (old Goolwa Council Chambers)
on 4 April 2005 commencing at 9:00 am

Your attendance is requested.

9:00 a.m. Development Assessment Panel commencement

11:00 a.m. Conclusion of meeting.

JOHN COOMBE
CHIEF EXECUTIVE

ALEXANDRINA COUNCIL

AGENDA FOR THE DEVELOPMENT ASSESSMENT PANEL MEETING
TO BE HELD ON 4 APRIL 2005 AT 9:00 AM
IN LARGE MEETING ROOM (OLD GOOLWA COUNCIL CHAMBERS)

TABLE OF CONTENTS

ITEM NO.	SUBJECT	PAGE NO.
1	<u>CONFIRMATION OF MINUTES</u>	3
2.	<u>DEVELOPMENT APPLICATIONS</u>	4
2.1	455/1361/04 - Network Design & Construction.....	4
3.	<u>DEVELOPMENT APPLICATIONS - NON COMPLYING</u>	7
4.	<u>DEVELOPMENT APPLICATIONS - CATEGORY 3</u>	7
5.	<u>DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE</u>	8
5.1	455/D022/04 - Strath Hub Pty Ltd	8
6.	<u>DEVELOPMENT ASSESSMENT - BUILDING</u>	31
7.	<u>MATTERS REFERRED FOR FOLLOW UP</u>	31
8.	<u>GENERAL ITEMS FOR DISCUSSION</u>	32
8.1	455/D096/04 & 455/C087/04 - Strathalbyn Building And Estimating	32
9.	NEXT MEETING.....	33
10.	<u>CLOSURE</u>	33

**Development Assessment Panel
Report and Agenda
on 4 APRIL 2005 commencing at 9:00 am
in the Large Meeting Room (old Goolwa Council Chambers)**

PRESENT

APOLOGIES

IN ATTENDANCE

ITEM 1. CONFIRMATION OF MINUTES

Minutes of the Alexandrina Council Development Assessment Panel held on 21st March 2005.

RECOMMENDATION

That the minutes of the Alexandrina Council Development Assessment Panel held on 21st March 2005 as circulated to members be received as a true and accurate record.

ITEM 2. DEVELOPMENT APPLICATIONS

2.1 455/1361/04 - Network Design & Construction

SUMMARY TABLE

Date of Application	27 th October 2004
Subject Land	Units 1+2/10 Elliot St Port Elliot
Assessment No.	A 16969
Relevant Authority	Alexandrina Council
Planning Zone	Light Industrial
Nature of Development	Telecommunications Tower
Type of Development	Consent on Merit
Public Notice	Category 2
Referrals	N/A
Representations Received	5
Representations to be heard	3
Date last inspected	23 rd February 2005
Recommendation	Approval
Originating Officer	Ben Green

ESD IMPACT/BENEFIT

- Environmental Impacts within established standards.
- Social Enhanced communication for users, possible visible intrusion on the amenity of the area and perceived health risks.
- Economic Benefit to landowner in an annual lease, applicant in increased customer satisfaction and to the business community using this service.

BACKGROUND

The practicability of an alternative site for the proposed facility has been discussed between Council Staff and Telstra. These options being some kind of shared facility between Pt Elliot and Middleton, or extending the height of the existing tower at Browns Hill. Telstra through their planning consultant have provided coverage models and discussion as to why a facility like this is required in each town.

.../cont.

2.1 455/1361/04 – Network Design & Construction (Continued)

REFER ATTACHMENT 2.1(a) (page 1)

THE PROPOSAL

Nature of Development

This application is a 'consent on merit' application because a telecommunications tower is not listed in the complying or non-complying list of the Light Industrial Zone in the Alexandrina Development Plan.

The application was treated as Category 2 for public notification purposes under Schedule 9 part 2(1b) of the Development Act as the subject land abutts a different zone.

Detailed Description

The applicant essentially proposes:

- A new 29.9m high monopole;
- Six panel antennas installed on a headframe arrangement at the top of the pole;
- A new equipment shelter 7.47m² and 3m high to be installed at the base of the pole.

Please see Telstra's planning consultants report for a detailed description of the proposal.

REFER ATTACHMENT 2.1(b) (page 3)

SITE & LOCALITY

The subject land lies on the corner of Hill and Elliot Streets in Port Elliot and is occupied by an industrial business with numerous large sheds. The proposed site within this light industrial block will gain access from Hill Street and is currently screened with large trees. The facility will be located in and behind an existing large industrial shed and apart from the monopole the ground level part of the facilities will hardly be visible. The land is relatively flat and in relation to the township of Port Elliot in is reasonably well elevated on the northern side of the main Victor to Goolwa Road.

REFER ATTACHMENT 2.1(c) (page 10)

The locality would be considered industrial in nature with businesses being established to the north along Hill Street and to the east along Elliot Street from the Light Industrial to Home Industry Zone along Tottenham Court Road into the Residential areas of the town.

.../cont.

2.1 455/1361/04 – Network Design & Construction (Continued)

To the south is the Port Elliot Oval area and to the south west is the recently established Port Elliot drive-in land division. To the west of the subject land is the CFS/SES Depot and Port Elliot effluent ponds which currently lie in within the Rural Fringe Zone.

REFER ATTACHEMENT 2.1(d) (page 11)

PUBLIC NOTIFICATION

The application was advertised as a Category 2 Development as required by the Development Act 1993, so all the adjoining land owners were written to and as the Council has the discretion some other residents in immediate vicinity on Tottenham Court Road were also written to on the 16^h of November 2004.

There were four representations received within the prescribed time, and one was received once the formal public notice period had expired.

The main issues raised in the representations were the visual impact of the proposal, possible alternative sites, nature of public notification, impact on property values, clarification of facility height and possible health impacts of the infrastructure.

REFER ATTACHMENT 2.1(e) (page 12)

The applicant has submitted a detailed response to the representations that relates to the requirements of the Development Plan, history of such applications and the legislation that has encompassed this type of application.

The applicant also provided a second option to the tower that was originally proposed. This being a tower 27.15m in height, some 2.75m less than the first option with purely a monopole and no panel antennas. However, this tower option does not allow for future co-location of other carriers and is not considered by Council staff to be a suitable long term option if a tower is to be placed on this site.

REFER ATTACHMENT 2.1(f) (page 18)

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

The following Objectives & Principles of Development Control in the Alexandrina Development Plan are seen as especially relevant to this application:

Council Wide

Objectives 61, 72

Principles of Development Control 203, 204, 205, 207, 222

.../cont.

2.1 455/1361/04 – Network Design & Construction (Continued)

- 61 Telecommunication facilities provided to meet the needs of the community.
- 203 Telecommunications facilities should:
- (a) be located and designed to meet the communication needs of the community.
 - (d) primarily be located in industrial, commercial, business, office, centre and rural zones.

COMMENTS

The site for the proposed structure has been carefully chosen within a Industrial Zone on an appropriate site to minimise its visual impact as required by the Development Plan, whilst still meeting the other objectives of the Development Plan, in particular the communication needs of the community.

The applicant has justified why a facility of this nature is required within the townships of the south coast and whilst there will be some visual intrusion there are no other facilities for this proposal to co-locate onto that are suitable to meet the applicants needs.

The application states that there is the capacity for other providers to co-locate on the structure if desired, as required by Council Wide Principle of Development Control 204.

It is my opinion that the application meets the relevant provisions of the Development Plan, and should be granted Development Plan Consent.

RECOMMENDATION

That the Development Assessment Panel approve Development Application DA 455/1361/04 for a Telecommunications Facility at Lot 26 Elliot Road, Port Elliot subject to the following condition:

1. The site of the proposed building, in particular the equipment shelter and fencing shall be screened with native vegetation that will be of a species appropriate to the area and mature to such a height to reduce the visual impact of the building. The vegetation shall not be planted closer to the building(s) or power lines than the distance equivalent to their mature height.

ITEM 3. **DEVELOPMENT APPLICATIONS - NON COMPLYING**

ITEM 4. **DEVELOPMENT APPLICATIONS - CATEGORY 3**

ITEM 5. DEVELOPMENT APPLICATIONS - LAND DIVISION COMMUNITY TITLE

5.1 455/D022/04 - Strath Hub Pty Ltd

SUMMARY TABLE

Date of Application	9 th March 2004
Subject Land	Lot 1, FP218260, Hd of Macclesfield, CT Vol 5841, Folio 766; Lot 152, DP20548, Hd of Macclesfield & Strathalbyn, CT Vol 5278, Folio 397; Lot 153, DP20548, Hd of Macclesfield & Strathalbyn, CT Vol 5278, Folio 398; Lot 151, DP20548, Hd of Macclesfield & Strathalbyn, CT Vol 5278, Folio 396; Lot 154, DP44074, Hd of Macclesfield & Strathalbyn, CT Vol 5327, Folio 404; Lot 11, DP44075, Hd of Macclesfield & Strathalbyn, CT Vol 5343, Folio 670; Lot 16, DP55109, Hd of Macclesfield & Strathalbyn, CT Vol 5812, Folio 907.
Assessment No.	11838
Relevant Authority	Alexandrina Council
Planning Zone	Residential (Golfcourse) Landscape (Strathalbyn District)
Nature of Development	Consent on merit
Type of Development	Golf course & Land division creating 348 allotments
Public Notice	Category 1
Referrals	Dept of Water, Land & Biodiversity Conservation (DWLBC); SA Water; Native Vegetation Council (NVC); Transport SA (TSA); Environment Protection Authority (EPA); Dept of Administration & Information Services (DAIS); Dept Education, Training & Employment (DETE)
Representations Received	N/A
Representations to be heard	N/A
Date last inspected	1 December 2004
Recommendation	Approval subject to conditions
Originating Officer	Frank McIntyre, Nolan Rumsby Planners

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

ESD IMPACT/BENEFIT

- Environmental Potential adverse impact/positive impact on watercourses and environs. Potential impact on landscape qualities.
- Social Greater choice of residential living within the Strathalbyn township. Increase in recreational opportunities.
- Economic Increase population of Strathalbyn and the reinforcement of the town as the main service and community centre within the Strathalbyn District due to the flow on affects of an increase in the population base. Benefit to the applicant.

BACKGROUND

The subject land has been the subject of a number of various land division proposals over a number of years. The most recent of these applications, which was refused, was subjected to Environment, Resources and Development Court and Supreme Court proceedings.

The current application, lodged in March 2004, has been subjected to two (2) large information requests from Council, in addition to information requests from referral agencies, and has been varied inconsequentially from the proposal initially lodged in response from various issues. The main variation is that the application now creates 342 residential allotments rather than 388 allotments.

THE PROPOSAL

Type of Development

The proposal comprises:

- 342 residential allotments;
- 6 golf course allotments;
- 18 hole golf course;
- linear reserves along the Angas River and Middle Creek;
- open space/buffer reserves;
- a bridge over the Angas River;
- wastewater treatment plant;
- associated infrastructure.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

The Development Assessment Commission is normally the relevant authority for a wastewater treatment plant, if lodged as a separate application. However, as the Residential (Golf Course) Zone promotes that the treatment of effluent generated in the zone is treated within the zone and that the layout of the land division proposal is dependent on the location of the wastewater treatment system, the wastewater treatment plant is considered ancillary to the land division. This has been confirmed by Planning SA. The bridge and other infrastructure, such as roads, are also ancillary to the land division.

A brief description of the proposal is 'Golf Course and the creation of 342 residential allotments and six (6) golf course allotments, from seven (7), and associated infrastructure (including a bridge and wastewater treatment plant)'.

Landscape (Strathalbyn District) Zone Principle 8 lists the kinds of development that are non-complying in the zone in which land division is included. However, although the application as lodged included the creation of allotments, or part allotments, within this zone, the current application does not, therefore, the proposal is not a non-complying kind of development within the Landscape (Strathalbyn District) Zone.

Residential (Golf Course) Zone Principle 36 lists the kinds of development that are non-complying within the zone. A land division, (nor its component parts, namely the bridge and wastewater treatment plant) is listed as non-complying.

Neither zones list the kinds of developments that are complying within the zones, nor is the proposal listed as complying within the Development Regulations 1993. Therefore the proposal is a consent, on-merit, matter.

Detailed Description

The details of the proposal are as follows:

- The development of 342 residential allotments, developed in 5 stages (refer to Appendix A and H of attachment 5.1(a)). Each stage will include associated infrastructure and services (similar to that detailed within Stage 1);

REFER ATTACHMENT 5.1(a) (page 46)

- The residential land has an area of approximately 44.25 hectares, 38.92% of the total site;
- Reserves and open space total an area of approximately 16.32 hectares, 14.35% of the total site;

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- Stage 1:
 - Creation of 93 residential allotments (lots 1 – 17, 58 – 67, 82 – 88 and 91 – 149). Allotments 83, 91 to 94 are large allotments that are likely to be subject to further development. It is intended that lot 92 is to accommodate the golf clubhouse and maintenance centre and associated car parking;
 - Creation of three (3) of the golf course allotments (lots 503, 504 and 505);
 - Creation of three (3) reserves (Reserves X, Y and Z).
 - Construction of a round-a-bout at the intersection of North Parade, East Terrace and Macclesfield – Strathalbyn Road;
 - Entry road and additional roads for Stage 1;
 - Sewer and stormwater provisions for Stage 1 (with capacity to expand to cater for later stages);
 - Commencement of the Angas River and Middle Creek regeneration program, including urgent maintenance and bank stabilisation within Reserves X & Y (refer to attachment 5.1(b));

REFER ATTACHMENT 5.1(b) (page 48)

- Early planting of the golf course;
- Construction of the bridge over the Angas River;
- Stage 2:
 - Creation of 54 residential allotments (lots 18 – 57 and 68 – 81);
 - Creation of (1) reserve (Reserve Z);
- Stage 3:
 - Creation of 71 residential allotments (lots 150 – 209, 221 – 223, 241 – 247 and 259);
 - Creation of two (2) reserves (Reserves S & R);
- Stage 4:
 - Creation of 60 residential allotments (lots 224 – 240, 248 – 258 and 260 – 280);
 - Creation of three (3) reserves (Reserve Q, T and V);
 - Creation of three (3) golf course allotments (lots 500 – 502);
- Stage 5:
 - Creation of 64 residential allotments (lots 281 – 344);
- An 18 hole, Par 67, dry land golf course with a total length of 4945 metres, designed by Golf Strategies – International Golf Course Architects. The Golf Course land will have a total area of approximately 53.13 hectares, 46.7% of the total site (refer to Appendix B of Attachment 5.1(c));

REFER ATTACHMENT 5.1(c) (page 49)

- Five (5) wetlands located within reserves and golf course allotments for stormwater detention;

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- A wastewater treatment system consisting of three (3) main components:
 - Gravity collection system, sewage pumping stations and rising mains (to be subject to detailed design);
 - Wastewater treatment plant, located within proposed golf course allotment 504, between the fairways of holes 2 and 6, and consisting of:
 - i. An anoxic/aerobic treatment tank;
 - ii. An intermittently operated clarify tank;
 - iii. A control shed;
 - iv. A GE Fanuc PLC with Quick Panel Control for remote monitoring;
 - v. Liquid chlorine disinfection system;
 - vi. A sludge thickening tank;
 - vii. Reclaimed waste transfer pumps to deliver reclaimed water to irrigation system;
 - viii. Sludge removed periodically by tanker from the sludge thickening tank;
 - ix. Each tank will be cast-in-situ concrete, located within the ground with concrete covers with only approximately 200mm of the tanks exposed above the ground;
 - x. Vehicular access to be gained by an access track running between fairways 1 and 9;
 - Storage and reclaimed water disposal:
 - i. Treated effluent storage tank with a minimum of 12 hours of storage;
 - ii. An irrigation system for spray irrigation and sub-surface drippers on an all-year watering basis to be located on proposed golf course allotment 504;
- Services – electricity, telephone and water will be provided underground;
- An integrated pedestrian and bicycle network including five (5) river crossings consisting of either stepping stones or low level pedestrian/bicycle bridges (refer to Appendix F of Attachment 5.1(d));

REFER ATTACHMENT 5.1(d) (page 50)

- Streetscape planting with at least one (1) street tree per allotment;
- An encumbrance will be prepared, executed and registered on each of the residential allotments sold for single residences. The encumbrance is to contain provisions covering:
 - fencing – no fencing on a road boundary, Transport SA road (other than a post and wire fence), adjacent landscape buffers and restrictions on side fences within 4.5 metres of a front boundary. Also restricts height and obscurity of fences adjacent reserves;
 - landscaped buffer – planting and maintenance of landscaped buffers;

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- rainwater tanks – allotments greater than 600m² to provide 20,000 litres, allotments greater than 1,500m² to provide an additional 10,000 litres. Dwellings connected to tanks to ensure at least 80% usage. Tanks to be of a colour and style to compliment a dwelling and not placed between the dwelling and a road;
- dual fronted sites – designed and constructed to address the road and reserves;
- bins and rubbish – not permitted to be stored between a dwelling and a road or reserve;
- trailers, boats, caravans and commercial vehicles – not stored or parked between a dwelling and a road or reserve;
- no transportable dwellings – specifies design criteria to ensure high quality housing;
- garages and outbuildings – specifies design and siting criteria;
- temporary accommodation – not permitted;
- local indigenous trees – restricts removal and requires care and nurturing of trees planted or established prior to January 1980. Also protects non-local indigenous and introduced species to a lesser extent.
- Re-subdivision – prevents division of allotments (other than the possible land division of allotments 500 – 505 and 91 – 94) and also limits to one dwelling per allotment;
- Golf course areas – states that these areas may not be used as for golf course in the future. Also states that allotments 504 and 505 may include a range of retail, commercial, tourism, schooling, recreational and community uses as may be approved from time to time by the relevant Council or Planning Authority;
- Damage to roads, curbs, footpaths, electrical, telephone, water and any other and Council Infrastructure – requires reinstatement;
- Sewerage – allows access to properties to service and maintain infrastructure. Requires payment of fees. Prohibits certain substances to be disposed of via the sewerage system;
- No illegal use;
- Purchaser to acknowledge encumbrance – ensure that future purchasers are aware of, and adhere to the terms and conditions of the encumbrance;
- Stormwater Infrastructure – similar to sewerage, allows access to service and maintenance and reinstatement of damage, restricts the disposal of prohibited substances;
- Good Residential Design – requires regard to the Residential Design Principles in 'Good Residential Design SA', Planning SA, September 1999, especially in regard to site planning, orientation and layout.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

SITE & LOCALITY

The subject has a total area of 113.7 hectares and is bounded by Macclesfield – Strathalbyn Road to the northeast and south east, North Parade and Middle Creek to the south and Paris Creek Road to the south west. The land is relatively flat but has steeper slopes in the north western corner. The subject land is generally open grazing and cropping land but is dissected by the Angas River from the northwest to the southeast. North Creek flows into the southern portion of the Angas River, from a northerly direction.

The land to the west is zoned Landscape (Strathalbyn District) Zone and the land to the north is zoned Grazing. Both the areas appear to be used generally for farming. The land to the south east is zoned Rural Living (Strathalbyn District) Zone and is used for rural living. The Strathalbyn Township is to the south and south east of the subject land.

The subject land contains a number of buildings, mainly 'The Lodge' - a Colonial homestead, and associated outbuildings (including a garage and stables, feed and tack room), located in the south east section of the subject land (on the eastern edge of the Angas River). The subject land also includes a sheep dip and sheep yards, located in the south western corner of the subject land, a farm building (located on proposed allotment 254), a dilapidated cool store for apples and large stone troughs for stock (near Middle Creek).

The land use history of the subject land reveals that the land has been used mainly for cropping, grazing, horticulture (viticulture and orchards). The land adjacent the Macclesfield – Strathalbyn Road once contain a nine (9) hole golf course ('on the paddocks'). A portion of proposed allotment 504 was used during the Second World War as the 111th Army Convalescent Depot convalescent camp by the Australia Army Medical Corp.

The subject land is comprised of the following allotments:

- Allotment 1, FP218260, Hd of Macclesfield, Certificate of Title Volume 5841, Folio 766;
- Allotment 152, DP20548, Hd of Macclesfield & Strathalbyn, Certificate of Title Volume 5278, Folio 397;
- Allotment 153, DP20548, Hd of Macclesfield & Strathalbyn, Certificate of Title Volume 5278, Folio 398;
- Allotment 151, DP20548, Hd of Macclesfield & Strathalbyn, Certificate of Title Volume 5278, Folio 396;
- Allotment 154, DP44074, Hd of Macclesfield & Strathalbyn, Certificate of Title Volume 5327, Folio 404;

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

- Allotment 11, DP44075, Hd of Macclesfield & Strathalbyn, Certificate of Title Volume 5343, Folio 670;
- Allotment 16, DP55109, Hd of Macclesfield & Strathalbyn, Certificate of Title Volume 5812, Folio 907.

The subject land is subject to an easements to the Minister for Infrastructure, to be retained, and free and unrestricted right of way/easement over a portion of Middle Creek in the favour of Council (south western corner of the subject land), which is also to be retained. A portion of the subject land also has free and unrestricted right of way over an approximately six (6) metre wide piece of land to allow for pedestrian traffic over Middle Creek to Melville Street.

PUBLIC NOTIFICATION

Residential (Golf Course) Zone Principle 37 assigns land division, as well as a golf course, Category 1 Development in the Zone. Therefore, the proposal did not require public notification.

REFERRALS

A number of referrals were undertaken by the Development Assessment Commission (DAC) and the Council. The DAC consulted the Department of Administration and Information Services (DAIS) and the Department of Education, Training and Employment (DETE) but both advised they had no comment to make. Each of the other referrals are discussed as follows.

Department of Water, Land and Biodiversity Conservation (DWLBC)

The DWLBC required additional information from the applicant.

The DWLBC response contains advice on protecting the health of the River Murray to assist the planning authority with its decision and does not take into account the provisions of the Development Plan. The advice includes consideration of river health, environmental flows, water quality and the human dimensions of the River Murray.

The DWLBC has direction powers in this matter and has directed Council, should it approve the application, to attach eight (8) conditions. The advice also included a number of notes to be attached to an approval.

REFER ATTACHMENT 5.1(e) (page 51)

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

SA Water

SA Water advised that the developer is to satisfy financial and easement requirements for the provision of water supply, that SA Water sewerage services are not available and the land is within the Strathalbyn Augmentation Charge Area and therefore it will be necessary for the developer to meet these financial charges.

REFER ATTACHMENT 5.1(f) (page 55)

Native Vegetation Council (NVC)

The NVC does not object to the proposal provide that the applicant can demonstrate that no clearance of native vegetation is required for the construction of boundary fences and that any future house or other building sites and access tracks are located on areas well clear of native vegetation.

The applicant has indicated that native trees on the subject land will be retained and that the allotments containing trees have been redesigned to allow an appropriate building envelope while still protecting such trees. One tree, in stage 5, is located in the middle of a road, however, the applicant has stated that this tree will be protected by a median strip. As part of the encumbrance, the proponent states that local indigenous trees will be protected. However, the draft encumbrance only protects trees planted or established prior to January 1980. This requirement should be removed from the encumbrance.

The Golf Course requires the removal of three (3) trees, a pine tree in poor condition near the 2nd tee, a non-indigenous eucalypt in the middle of fairway 6 and a diseased gum near the start of the 7th fairway. The proponent will need to seek the appropriate approvals from the NVC for native trees. The Golf Course plan also states that other pine tree will be removed over time.

REFER ATTACHMENT 5.1(g) (page 56)

Transport SA (TSA)

TSA recommends a "Type C" treatment, as specified in the "Guide to Traffic Engineering Practice, Part 5 – Intersections at Grade", be installed at the Paris Creek Road junction in order to enable the through traffic to safely pass a stationary vehicle waiting to turn right into site. A generous left turn taper should also be installed to enable the through traffic to safely pass vehicles slowing down to turn left into the site.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

TSA states that they support the concept of the roundabout (junction with East Terrace) but that the road junction to Paris Creek Road and the roundabout with East Terrace and Adelaide Road should be designed and constructed to the satisfaction of Transport SA, with all costs (design, construction and project management) being borne by the applicant. Prior to undertaking any detailed design, the applicant should contact the Agency's Education and Planning Officer, Eastern Region, Murray Bridge, Ms Alison Allen, Education and Planning Officer, telephone (08) 8532 8122, to discuss the required road works. TSA recommended that Council obtain a written agreement from the applicant to undertake and complete the required road works prior to the development of the individual allotments.

The construction of the intersections has been agreed by the proponent and is an integral part of the application.

REFER ATTACHMENT 5.1(h) (page 58)

Environment Protection Authority (EPA)

The application was referred to the EPA on two (2) occasions, firstly as a land division for the creation of more than 50 residential lots, and secondly, as an application involving a sewage treatment plant.

In relation to the first referral, the EPA concluded:

The issue of approval of residential allotments, and hence in time new residential dwellings, possibly located close to any existing or likely future incompatible activity is a primary concern. The EPA does not support approving allotments that will create potential future environmental problems for new allotment owners.

The applicant, if necessary, must demonstrate the suitability of the land for the intended development in terms of any potential interface issues between conflicting land uses and, through appropriate professional evaluation, of possible site contamination. Wastewater and stormwater management is required during construction of the subdivision's infrastructure and for the future residential use of the land. Construction must be carried out in an environmentally sensitive manner to prevent environmental impact, including from nuisance.

All work and ongoing activities must also comply at all times with the Environment Protection (Water Quality) Policy 2003.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

The proponent has included reserves adjacent to the main roads surrounding the subject land. These reserves will act as an appropriate buffer between the roads and adjoining land uses. The proponent has also undertaken an Environmental Site History and Preliminary Site Assessment. The assessment recommended further testing should be undertaken to confirm that residues of arsenic in the vicinity of the sheep shower (in the vicinity of proposed allotments 176 – 178) are not at sufficiently elevated levels to pose an unacceptable risk to health. The assessment also recommended further testing of soils in the vicinity of the former army camp and the outbuildings around the main dwelling prior to the redevelopment of these areas for more sensitive uses.

The EPA recommended two (2) conditions as a result of the first referral.

REFER ATTACHMENT 5.1(i) (page 60)

In relation to the second referral (wastewater treatment plant), based on the peak load capacity, the EPA recommends a separation distance of 100 metres between the plant and sensitive land uses to ensure that odours from the plant do not adversely affect residents' amenity. The proposal indicates that the recommended separation distance can be complied with, as the nearest proposed residence is approximately 120 metres from the plant.

The EPA has recommended an additional five (5) conditions to be attached to an approval.

Development Assessment Commission (DAC)

The Development Assessment Commission has provided two (2) reports. The first report summarised the agency reports and recommended three (3) standard conditions. The second report, resulting from the amended proposal, recommended the same three (3) conditions. However, this report stated that additional advice had not been received from the NVC and that a decision of the application should not be made until that advice is received by Council. This has not been received and no further comments of consequence.

REFER ATTACHMENT 5.1(j) (page 67)

CONSULTATION

Consultation has been undertaken with Council's Environmental Health Department and with Council's Technical Services Department. Although there were initially a number of concerns with the proposal as originally lodged, the amendments to the application and the additional information has satisfied these concerns.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

ALEXANDRINA COUNCIL DEVELOPMENT PLAN

The Principles of Development Control are seen as especially relevant to this application are contained in Attachment 5.1(k). Many of the issues requiring assessment against the provisions of the Development Plan have been addressed with the referrals to various agencies. However, further assessment of the application against the provisions of the Development Plan is under the following headings:

1. Form of Development;
2. Appearance of Land and Buildings;
3. Movement of Goods and People;
4. Conservation/ Stormwater/Flooding;
5. Waste Management;
6. Land Division.

REFER ATTACHMENT 5.1(k) (page 72)

COMMENTS

Form of Development

Part A – Council Wide

Objectives: 1, 3 and 40.

Principles: 1, to 4.

Part B – Strathalbyn District

Objectives: 1, 2, 6 and 7.

Principles: 1 to 7.

Residential Golf Course Zone

Objectives: 1.

Principles: 1 to 4, 19 to 27.

Landscape (Strathalbyn District) Zone

Objectives: 1 and 2.

The Development Plan seeks that the subject land be developed for residential allotments, integrated with an 18 hole golf course, consistent with the Concept Plan Fig R(GC)/1. Concept plans are conceptual and are used as a practical guiding tool for practical application to the site and locality. The proposal is generally in accordance with the Concept Plan in that Policy Area A is to be mainly developed for linear parks, water management and golf course and Policy Area C is to be mainly developed for residential and golf course purposes.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

The concept plan includes a Stage 1 Development Line which states that residential development should not be commenced north of this line until all eighteen holes of the golf course have been developed and are in use. The Development Plan does not state that the golf course should be developed or in use prior to the development of residential allotments to the south of this line but the Council needs to be sure that the situation does not arise where only the first three (3) stages are developed without any progress on the golf course. This could lead to a situation where future stages are never developed and nor would the golf course.

The proponent has stated that the development of the golf course will commence during stage 1 and will be finalised prior to the commencement of stage 3. This will allow some of the income from the sale of allotments from the first two stages to be used for the development of the golf course, however, this commitment should be covered by condition.

R(GC) Zone Principle 4 requires a maximum of 70 hectares in the zone to be developed for residential purposes. Due to the extent of land required for the golf course (more than appears to have been identified by the concept plan), the proposal is for the residential development of 44.25 hectares of the zone. This will allow for the development of other land within the zone for residential purposes without the maximum area being exceeded.

The Landscape (Strathalbyn District) Zone promotes the retention of land with significant landscape qualities and that this land should be retained in use primarily for farming purposes and for natural open space. The use of this zone as part of the golf course, although not farming or natural open space, is consistent with the intent of the zone as it will assist in the preservation of significant landscape qualities.

The proposal promotes the orderly and economic expansion of residential development within the preferred area designated for the urban growth of the Strathalbyn Township.

For the above reasons, the proposal is an appropriate form of development.

Appearance of Land and Buildings

Part A – Council Wide

Objectives: 29

Principles: 58

Part B – Strathalbyn District

Objectives: 15 and 16

Principles: 47

./cont.

5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

Residential Golf Course Zone

Principles: 16 to 31

The subject land is identified as having scenic qualities and forms part of a pleasant approach to the town. This importance is reflected in provisions that protect the landscape qualities of the L(SD) Zone as well as provisions such as R(GC) Zone Principle 26 which promotes larger allotments on the land above the 90 metres AHD. This provision requires a minimum allotment area of 550 m² and an average of 800m² above this contour level. None of the proposed allotments are less than 500m² and the average is well above 800m² (approximately 980m²).

Many of the provisions of the Development Plan relating to the appearance of land and buildings will come into play with the assessment of future dwelling applications. However, the proposed bridge and wastewater treatment plant need to be assessed against these provisions. The provisions seek to ensure that the amenity or character of localities is not impaired.

The bridge and the wastewater treatment plant will both mainly be constructed of concrete and are structures with a low height. The wastewater treatment plant will be significantly screened by landscaping. Both the wastewater treatment plant and the bridge should be constructed with external finishes of a colour and nature that is low light reflective in nature and will ensure that they blend in with their surrounds (rather than being left a bare concrete). The external finishes will need to be addressed by a condition.

Part A Principle 45 states that fencing to a minimum height of two metres should be erected on the perimeter of a waste management facility to prevent access other than at appropriate times. However, the proponent has stated that they do not wish such a fence as it will have a detrimental affect on the amenity of the area. They state that as the wastewater treatment plant is underground it does not need to be secure. The only part of the plant that needs to be secure is the control building. As such, the requirement for a security fence is not necessary.

The proposal includes significant revegetation of watercourses, reserves, landscaping of the golf course as well as the planting of street trees. This vegetation will improve the visual appearance of parts of the subject land as well as assisting in the screening of future development.

The proposed development is generally in accordance with the Development Plan provisions relating to the appearance of land and buildings.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

Movement of Goods and People

Part A – Council Wide

Objectives: 11 to 13

Principles: 24 and 25

Part B – Strathalbyn District

Objectives: 12

Residential (Golf Course Zone)

Principles: 12 to 15

Residential (Golf Course) Zone requires the provision of at least four (4) access points to the zone and the Concept plan shows that two (2) of these access points should be from Paris Creek Road. However, upon further investigation, the Safe Intersection Sight Distance (SISD) required for Paris Creek Road would be inappropriate for two (2) access points. The proponents have included a bridge over the Angas River as an alternative to such a second access point.

The proposal includes the development of an integrated pedestrian and bicycle network in general accordance with the concept plan for the R(SC) Zone.

Transport SA is satisfied with the access arrangements to the site subject to conditions.

The Development Plan promotes a low speed traffic environment. The proponent has attempted to achieve a low speed environment by use of a road hierarchy, road lengths, road design and speed control devices while taking into account constraints such as the slope of land.

It is noted that the proposal includes a four (4) way intersection (adjacent proposed allotments 200, 209, 241 and 259). This intersection should be reconsidered, by a reconfiguration of allotments in the area, to dispense with the need for a four (4) way intersection. Consideration of this intersection could be addressed as a condition for the consideration of Council prior to the commencement of Stage 3.

Conservation/Stormwater/Flooding

Part A – Council Wide

Objectives: 15, 21 to 28

Principles: 52 to 56

Part B – Strathalbyn District

Objectives: 10, 11, 13 and 14

Principles: 6, 33, 36, 38 to 45, 68

Landscape (Strathalbyn District) Zone

Principles: 2 and 3

./cont.

5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

Residential Golf Course Zone

Principles: 5 and 6

The provisions of the Development Plan relating to conservation, stormwater and flooding generally seek the conservation and preservation of flora, fauna and significant areas of bushland, and the creation of recreation areas by establishing parks and reserves, the appropriate treatment and disposal of stormwater (and reuse where ever possible), and to ensure the protection of life and property from hazards associated with flooding.

The proposal includes the protection of existing native vegetation strengthened by use of an encumbrance. The proposal includes the removal of one diseased gum near the start of the 7th fairway. The proponent will need to seek the appropriate approvals from the NVC for the removal of this tree.

The proposal includes the creation of a number of reserves and includes the protection and revegetation of these areas, particularly watercourses.

The proponent has commissioned a number of reports from independent experts to ensure that stormwater is appropriately detained to remove litter and sediment, before being disposed to the watercourses, and to ensure that native fish species in the Angas River are appropriately protected. The DWLBC has directed a condition requiring a Management Plan to protect the Southern Pigmy Perch.

The application does not include the re-use of stormwater, mainly as the subject land is located within the River Murray Protection Area which is subject a Notice of Prohibition which would prevent the establishment of any new use of surface water. However, this notice does not cover the capture of roof stormwater for domestic use. To promote the reuse of roof stormwater from dwellings, the proponent has included the provision of rainwater tanks in the encumbrance.

The applicant has undertaken studies to ensure that none of the proposed allotments are subject to risk in the event of a 100 year average return interval flood. The applicant's experts have also stated that the proposed development would not increase the risk of flooding or worsen flooding downstream in a one in ten ARI Flood.

Waste Management

Part A – Council Wide

Objectives: 18 to 20

Principles: 27, 29 to 31, 36 to 38, 40, 43, 45 to 51.

Part B – Strathalbyn District

Principles: 24, 40

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

Residential Golf Course Zone

Principles: 6

The Development Plan states that effluent generated by development in the zone should be safely treated within the zone. As such, the wastewater treatment system is an integral part of the application.

The Development Plan provisions required waste management facilities are sited in appropriate locations, have appropriate separation distances and designed and managed to minimise adverse impacts on both the site and surrounding areas due to the generation of surface water and ground water pollution, traffic, noise and odours and are appropriately screened. Waste management facilities should not be located where access is required from residential streets.

The EPA has reviewed the wastewater treatment system, is of the opinion that the system is appropriately located and has recommended conditions. However, once Provisional Development Plan Consent has been granted, approval will still be required from the SA Health Commission pursuant to the Environmental Health Act.

Access to the plant will be occasionally required but will not be via a residential street, access will be via an internal primary collector road.

The wastewater treatment system is consistent with the provisions of the Development Plan. However, Council Wide Principle 51 requires the preparation of an Environmental Management Plan which should be required by condition.

Land Division.

Part A – Council Wide

Principles: 6, 7, 57

Part B – Strathalbyn District

Principles: 10, 12, 13, 15

Residential Golf Course Zone

Principles: 7 to 11 and 37

Landscape (Strathalbyn District) Zone

Principles: 8

The Council Wide provision of the Development Plan relating to land division are mainly of a general nature and seek to ensure that land division is appropriately designed, provided with required services, does not cause erosion or pollution of the environment, access is satisfactory, roads widths are appropriate, allotments are not subject to flooding, appropriate easements are provided and that appropriate setbacks from watercourse and open space is provided. The proposal meets the requirements of these general land division provisions.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

A smaller number of the provisions are more specific. Part A Principle 57 requires that allotments are orientated to maximise solar access. Part B Principle 15 restricts the development of 'hammerhead' allotments. R(GC) Zone Principles 7 to 11 require an effective road network, the creation of public space, in the form of a reserve having a width of a least 25 metres from each river bank, each side of the Angas River and in accordance with the concept plan.

In relation to these provisions:

- Considering the land form, the majority of the proposed allotments are orientated to maximise solar access. The majority of the remaining allotments are of a size and dimension that will allow sufficient room for the construction of a dwelling that maximises solar orientation. In addition to the provisions of the Development Plan relating to the energy efficiency of dwellings, that come into play during the assessment of dwellings, the proponent has included provisions relating to energy efficiency within the encumbrance;
- The proposal does not include the creation of any 'hammerhead' allotments;
- The proposal includes a road network that is inter-connected to provide efficient pedestrian, cycle and vehicular access;
- The proposal includes the creation of appropriate open space.

RECOMMENDATION

That the Development Assessment Panel grants Provisional Development Plan Consent, Land Division Consent and Development Approval for Development Application 455/D022/04 for a Golf Course and the creation of 342 residential allotments and six (6) golf course allotments, from seven (7), and associated infrastructure (including a bridge and wastewater treatment plant), by Strath Hub Pty Ltd, subject to the following conditions:

Provisional Development Plan Conditions

1. The development shall be undertaken in accordance with the amended plan references as 'Amendment - 17.02.05_1251_V13', prepared by Jeanes & Sommerville Surveyors Pty Ltd, and documentation supporting the application.
2. The developer shall prepare, execute and register an encumbrance on all residential allotments sold for the development of detached dwelling (other than allotments proposed for use as a golf course, open space or allotments 91 to 94). The encumbrance shall protect all existing native trees.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

3. The developer shall prepare an Environmental Management Plan for the wastewater treatment system that addresses the following:
 - (a) The prevention of ground water and surface water contamination;
 - (b) The need to protect and enhance native vegetation;
 - (c) Litter control, dust control and sanitary conditions generally;
 - (d) Odour and noise control;
 - (e) Fire safety;
 - (f) Security;
 - (g) Maintenance of landscaping and the general condition of the site;and
 - (h) Final contour plan and rehabilitation proposals including soil cover, landscaping, drainage, the removal of any contamination or waste, restoration and the like to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site.
4. The development of the golf course shall be substantially completed prior to the commencement of Stage 3 of the development.
5. The colours and external materials of the wastewater treatment plant and bridge shall be of natural colours of a low light reflective nature.
6. Each allotment shall be connected to electricity and telecommunications supply services via underground common service trench in accordance with the appropriate standards/codes.
7. Street lighting shall be provided to each new road in accordance with current standards/codes to the reasonable satisfaction of Council.
8. The allotments within Stage 3 of the development, adjacent the proposed four (4) way intersection (adjacent proposed allotments 200, 209, 241 and 259) shall be reconfigured, to the reasonable satisfaction of Council, to remove the need for a four (4) way intersection.

Conditions include by the direction of the Department of Water, Land and Biodiversity Conservation:

9. Stormwater outlets shall be fitted with a suitable energy dissipation device to prevent erosion. Stormwater discharge points must be located in areas where they will not impact on bank stability.
10. Any work carried out in or near the watercourses should not have detrimental impact on the water quality, cause erosion or destroy habitat.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

11. Management of the property during construction shall be undertaken in such a manner as to prevent erosion or pollution of the land and the environment.
12. All earthworks associated with the development shall be stabilised in accordance with standard engineering design and practices against erosion and failure.
13. During construction of the development the property shall be managed to prevent erosion and pollution of the subject site and the environment, including keeping the construction area in a tidy state at all times and ensuring any waste materials are placed into bins to ensure no pollutants enter the Angas River and the environment.
14. A small single span vehicle/pedestrian bridge is to span the Angas River. There are to be no piers within the Angas River channel to minimize disturbance to Pygmy Perch habitat. Further to this the bridge must not allow birds, in particular pigeons, to nest beneath the bridge, as to prevent pollution of stream water as a result of bird faeces.
15. For the purposes of minimizing the potential for erosion from the subject land (including the deposition of sediment in any watercourse either on or downstream of the subject land) resulting from the construction of roads a Soil Erosion and Drain Management Plan (SEDMP) shall be prepared and implemented by the applicant or the person at the relevant time having the benefit of this approval.
 - (a) The SEDMP must include a silt management plan that will address the measures taken to prevent silt loss into the watercourse.
16. To ensure to protection of the Southern Pygmy Perch population in South Australia
 - (a) Prepare a Management Plan, to protect the Southern Pygmy Perch from any adverse impacts associated with the development, by a suitably qualified and experienced professional to the satisfaction of the River Murray Catchment Water Management Board (or subsequent SA Murray Darling Basin Natural Resource Management Board) prior to the commencement of any work on the development.
 - (b) Ensure that a suitably qualified professional certify that the management plan has been complied with:
 - (a) prior to the final statement of compliance, Schedule 19(a) Development Regulations 1993.
 - (b) 1 year after the issue of the final statement of compliance.

NOTES

In addition to the above conditions, the following notes are provided for applicant's consideration.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

1. The Central Archive of DAARE, which includes the Register of Aboriginal Sites and Objects, has entries for Aboriginal sites in the planned development area, in particular allotment 16 in DP 55109. Under section 23 of the Aboriginal Heritage Act 1988, a person must not, without the authority of the Minister for Aboriginal Affairs and Reconciliation, damage disturb or interfere with any Aboriginal sites or damage any Aboriginal object(s).

Under section 20 of the Act, an owner or occupier of private land, or an employee or agent of such an owner or occupier, must report the discovery on the land of any Aboriginal site, objects and remains to the Minister for Aboriginal Affairs and Reconciliation, as soon as practicable, giving the particulars of the nature and location of the Aboriginal sites, objects or remains. Penalties may apply for failure to comply with the Act.

If you require further information or assistance regarding interpretation of the Act, making contact with local Aboriginal heritage groups in the area of interest or other Aboriginal heritage matters, please contact Ms Margaret Hess, Senior Project Officer, Heritage, DAARE, on telephone (08) 8226 8930.

2. The applicant should be advised of their general duty of care to take all reasonable measures to prevent any harm to the River Murray through his or her actions or activities.
3. The subject property is within the area of the Notices of Prohibition on Taking Surface Water, Water from Watercourses and Water from Wells ('Notice of Prohibition Area'). If there is any intention to extract water from the Angas River or to take underground water or surface water to service any aspect of the development, the proponents would need to be aware of:
 - The Notice of Prohibition on new or additional water use development in the Eastern Mount Lofty Ranges during the period of the Notice (31 October 2003 - 31 October 2005). These controls would prevent the establishment of any new or additional use of watercourse, surface or underground water to service the proposed development prior to 31 October 2005.
 - The Notice of Intention to Prescribe the water resources of the area. The Minister is currently considering this proposal, and the decision of the Minister and any subsequent water allocation planning process will determine the status and feasibility of any proposed future use of water on the site.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

There is therefore no guarantee that the proponents will be able at any time in the future gain access to any watercourse, surface or underground water to service this development.

EPA conditions and notes

17. An appropriate Soil Erosion and Drainage Management Plan (as described in the 'Stormwater pollution Control, General Code of Practice for Local, State and Federal Government') which includes a range of strategies to collect, treat, store and dispose of stormwater during construction and from the final form of the development (ie from roofs, driveways, parking areas, lawns, etc) while minimising disposal into the environment. Given the fact that stormwater can contain a wide range of pollutants (such as suspended solids, nutrients and oils etc) stormwater run-off from future roofs, car parks and other impermeable surfaces should be directed to large areas of vegetation, wetlands, or to natural or man-made fresh water features, rather than directly to any waterways or Council stormwater systems;
18. An appropriate Construction Management Plan which addresses the mitigation or minimisation of impacts (especially from noise and dust) during the construction phase. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed by regular application of water to ensure that dust generation does not become a nuisance off-site. Site development machinery should generally not be operated outside the hours of 7am to 6pm daily.
19. Irrigation of processed wastewater must be in accordance with the SA Reclaimed Water Guidelines (1999) SA EPA and Dept. of Human Services.
20. All effluent storage tanks must be constructed so that leakage to surface or ground water systems does not occur.
21. A hard stand area with an impervious surface (eg concrete or bitumen) shall be provided for use by any sludge collection tanker. The area shall be designed, constructed and maintained such that any spills from this process are contained and drain to a sump that is connected back into the treatment plant. The area is to be maintained in a clean state at all times.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

22. Noise emanating from any plant associated with the sewage treatment plant should not exceed 52 dB(A) between 7am and 10pm or 45 dB(A) at any time when assessed adjacent to the nearest residential premises.
23. Any materials (eg chlorine) likely to degrade water must be stored within a roofed and bunded compound/are, which has a capacity of at least 120% of the volume of the largest container to be stored within the bund, and which is designed to prevent the escape of material into surface or underground water resources.

The following notes provide important information for the benefit of the applicant and are required to be included in any approval:

- The EPA guideline 'Bunding and Spill Management' will assist with information on design of bunded areas to assist in meeting the above conditions:
http://www.environment.sa.gov.au/epa/pdfs/guide_bunding.pdf
- The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- All work and ongoing activities must comply at all times with the Environment Protection (Water Quality) Policy 2003.
- Any information sheets, guidelines documents, codes of practice, technical bulletins etc that are referenced in this decision have been provided to the planning authority or may be accessed on the following web site: <http://www.environment.sa.gov.au/epa/pub.html>

Transport SA Condition:

24. That a 'Type C' treatment, as specified in the 'Guide to Traffic Engineering Practice, Part 5 - Intersections at Grade', is installed at the Paris Creek Road junction in order to enable the through traffic to safely pass a stationary vehicle waiting to turn right into site. A generous left turn taper is also to be installed to enable the through traffic to safely pass vehicles slowing down to turn left into the site. The road junction to Paris Creek Road and the roundabout with East Terrace and Adelaide Road should be designed and constructed to the satisfaction of Transport SA, with all costs (design, construction and project management) being borne by the applicant.

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5.1 455/D022/04 – Strath Hub Pty Ltd (Continued)

Note:

Prior to undertaking any detailed design, the applicant should contact this Agency's Education and Planning Officer, Eastern Region, Murray Bridge, Ms Alison Allen, Education and Planning Officer, telephone (08) 8532 8122, to discuss the required road works

Land Division Conditions

1. That the financial requirements of the SA Water Corporation shall be met for the provision of water supply. (SA Water 90133/00) (SA Water further advise that the proposed land development is within the STRATHALBYN AUGMENTATION CHARGE AREA and therefore it will be necessary for the developer to meet these financial charges).
2. That the necessary easement shall be granted to the SA Water Corporation free of cost.
3. Two copies of a certified plan shall be lodged for Certificate purposes.
4. Adequate easements for the stormwater system shall be provided where required and vested in Council;

ITEM 6. DEVELOPMENT ASSESSMENT - BUILDING

ITEM 7. MATTERS REFERRED FOR FOLLOW UP

ITEM 8. GENERAL ITEMS FOR DISCUSSION

8.1 455/D096/04 & 455/C087/04 - Strathalbyn Building And Estimating

File Ref: 455/9096/04
Officer: Cherry Getsom
From: Strathalbyn Building and Estimating

REPORT

The above applications to sub divide Lot 274 (3) Commercial Road at Strathalbyn were presented to the Panel at the meeting of 21 March 2005. It was resolved at this meeting to defer the application pending further discussion between the applicant and planning staff.

The applicant has since provided two Options as amendments to the initial proposal .

REFER ATTACHMENT 8.1 (page 85)

Option 1

Retains the existing dwelling and seeks to create three additional titles, two at the rear of the existing allotment and a third along the northern boundary. This option contains a minor variation to that originally proposed by application 455/C087/04, in that the two allotments fronting Commercial Road now include corner cut offs and subsequently provide an access width of 6.2 metres to the common driveway. This has the effect of reducing the frontages of these two allotments with the allotment containing the existing dwelling reduced to 14.9 metres and frontage of the other allotment reduced to 10.29.

Option 2

Option 2 creates a 6 metre common driveway along the northern boundary of the subject land with two new allotments created at the rear of the current title. This option increases the size of the allotment fronting Commercial Road and provides a frontage of 25.6 metres. This also allows for larger allotments at rear of the property with allotment sizes of 542m² and 494m².

The applicant would like to highlight that Option 1 retains an existing stone barn, which he believes to be approximately 100 years old. Option 2 would require the removal of this barn. A recent heritage survey did not note this barn as being of specific heritage value.

8.1 **455/D096/04 & 455/C087/04 – Strathalbyn Building And Estimating**
(Continued)

Both options provide the required minimum allotment sizes for the Strathalbyn Residential Zone, with Option 1 now also providing the required road width of 6 metres, however in doing this it reduces the frontages of allotments fronting Commercial Road. Whilst this option does have some merit it still has a greater impact upon the streetscape of Commercial Road, creating two allotments with smaller frontages.

COMMENTS

Option 2 is the preferred option, as it not only creates larger allotment sizes but has less of an impact upon the streetscape, creating one large frontage to Commercial Road and the 6 metre access road and is considered more in keeping with the character of the immediate locality.

RECOMMENDATION

The Development Assessment Panel agree that upon receipt of the amended plan from the Development Assessment Commission for **OPTION 2**, that planning staff approve the proposal under delegation, subject to conditions imposed by planning staff, technical services staff and Planning SA.

ITEM 9. **NEXT MEETING**

ITEM 10. **CLOSURE**